



Meeting Agenda
City of Mora Planning Commission
Monday, August 8, 2022
5:30 PM Mora City Hall

Mora City Hall
101 Lake Street S
Mora, MN 55051
Kanabec County,
Minnesota

City of Mora Code of Ordinances, Chapter 32: The role of the Planning Commission is to serve the City Council in an advisory capacity on matters relating to citizen requests for action, zoning changes and review, Comprehensive Plan reviews, capital improvement reviews, and other actions as deemed necessary to carry out the functions of a pro-active Planning Commission.

1. Call to Order

2. Roll Call:

Jake Mathison
Sheldon Shepard
Sara Treiber
Lance Strande
VACANT

3. Adopt Agenda *(No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.)*

4. Approval of Minutes

- a. Approval of Minutes from June 13, 2022

5. Open Forum

6. Old Business: none

7. Public Hearings:

- a. 515 Wood St S Roof Mounted Solar System.
b. 601 McLean St Roof Mounted Solar System.

8. New Business

- a. Conditional Use Permit: First Presbyterian Church Solar Project: Recommend Council Approve
b. Conditional Use Permit: 601 McLean Street Solar Project: Recommend Council Approve

9. Verbal Reports *(In addition to the items listed below, each board and staff member will be given the opportunity to share information.)*

10. Adjournment

The next regular meeting is scheduled for **Monday, September 12, 2022** at 5:30 PM.

**City of Mora Planning Commission
Minutes
June 13, 2022 – 5:30 pm
Mora City Hall**

Mathison called the meeting to order at 5:30 pm. Attendance was taken by roll call. Members Present: Jake Mathison, Sara Treiber and Lance Strande
Members Absent: Sheldon Shepard arrived at 5:42 pm

Staff in Attendance: Caleb Christenson, Glenn Anderson

Adopt Agenda

Motion made by Treiber to adopt the agenda of the June 13, 2022 Planning Commission Meeting as presented; seconded by Strande and carried unanimously.

Approval of Minutes

Motion made by Strande to approve the minutes of the May 16, 2022 Planning Commission Meeting as presented; seconded by Treiber and carried unanimously.

Open Forum: No comments

Old Business: Mathison shared with the commission that council tabled ordinance 486.

New Business

Resolution PC2022-0621 Minor subdivision: PID 22.06380.00 –Applicant: Johnathon Shields in care of Ruby Shields

The commissioners reviewed Shield's request for a minor subdivision to create two equal sized lots and motion was made by Strande to recommend city council approve Resolution PC2022-0621 Minor subdivision; seconded by Strande and carried unanimously.

Verbal Reports

Anderson gave an update on the Economic Development Director position and informed the commission that the County EDA Director has resigned.

Adjournment

Motion made by Treiber to adjourn the June 13, 2022 meeting of the City of Mora Planning Commission; seconded by Strande and carried unanimously. Meeting adjourned at 6:04 pm.

The next special meeting is scheduled for **Monday, July 11, 2022** at 5:30 PM.

Minutes prepared and submitted by Caleb Christenson

**City of Mora Planning Commission
Minutes
June 13, 2022 – 5:30 pm
Mora City Hall**

Commission Chair

Attest: _____
City of Mora Staff

DRAFT



MEMORANDUM

TO: Planning Commission
 FROM: Kirsten Faurie, Community Development Director
 SUBJECT: Public Hearing - Conditional Use Permit to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District
 DATE: August 8, 2022

SUMMARY

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow a Solar Energy System to be located in the R-3 Multiple Dwelling District.

SITE & APPLICATION INFORMATION

Applicant:	First Presbyterian Church
Property Owner:	First Presbyterian Church
Location:	551 Wood Street S.
Current Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	North: R-1 Single Family Residential District South: R-3 Multiple Dwelling District Planned Unit Development East: R-3 Multiple Dwelling District West: R-1 Single Family Residential District
Comp. Plan Designation:	Low Density Residential
Date Application Complete:	July 11, 2022
Public Hearing Conducted:	August 8, 2022
60-Day Review Period:	Sept. 1, 2022

DISCUSSION

First Presbyterian Church, property owner, has applied for a Conditional Use Permit (CUP) to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District. The system is being installed by Sun Energy, Inc. The subject site is located at 551 Wood Street S. The proposed project includes the installation of a 28 kW ac solar array, including 63 solar panels mounted on the entryway roof using flush-mount racking. The photovoltaic modules are proposed to sit approximately six inches above the roof plane.

The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. As such, the city has developed standards for the reasonable capture and use of solar energy and related systems. The Zoning Code provides general standards for *Solar Energy Systems* and those standards which are applicable to the proposed system include:

Electrical

- An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the State of Minnesota.

- No solar energy system shall be interconnected with the local electric utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the National Electrical Code as adopted by the State of Minnesota.

Color

- All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

Location – Roof Mounting

- The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
- The solar energy system shall not extend beyond the perimeter of the exterior walls for the building on which it is mounted and must meet the setback requirements for the zoning district.
- The solar energy system shall be located as to minimize glare directed toward an adjoining property or street.

The proposed *Solar Energy System* has been reviewed by city and utility staff as well as the city’s electrical engineer. Staff finds that the proposed system complies with the general standards for roof mounted Solar Energy Systems and no concerns have been identified.

The property owner is required by the Zoning Code and the state to enter into an interconnection agreement with the local electric utility company (MMU) and obtain a building permit prior to installation. The applicant submitted an interconnection application and the city’s electrical engineer has approved the application.

A public hearing notice was published in the July 28 and August 4, 2022 editions of the *Kanabec County Times* on and notices were mailed to all property owners within 350 feet of the subject property. Staff did receive one verbal comment regarding the proposed *Solar Energy System* as of Aug. 4: a resident 536 Grove St. South noted they had no concerns regarding the project.

FINDINGS

Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, “In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district.” The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission’s consideration.

- | | |
|--------------------|---|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use. |
| Finding #1 | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-3 Multiple Dwelling District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and the R-3 Multiple Dwelling District.</i> |

Criteria #2 Finding #2	The use is in keeping with the Comprehensive Plan and the policies thereof. <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i>
Criteria #3 Finding #3	The use will not cause undue traffic congestion or hazards. <i>Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.</i>
Criteria #4 Finding #4	The use will be adequately served by public utilities and all other necessary public facilities and services. <i>The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.</i>
Criteria #5 Finding #5	The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties. <i>The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.</i>
Criteria #6 Finding #6	The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land. <i>The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.</i>
Criteria #7 Finding #7	The use will not jeopardize the public's health, safety or general welfare. <i>There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.</i>

OPTIONS

-
1. Recommend approval of the Conditional Use Permit with conditions as presented or amended.
 2. Recommend denial of the Conditional Use Permit, providing specific reasons for the recommendation of denial for the written record.
 3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration. Being that the review period for this request expires on September 1, 2022 – not allowing sufficient time for further Planning Commission and City Council consideration – staff will automatically exercise the city's statutory right to extend the review period by an additional 60 days.

STAFF RECOMMENDATION

Staff recommends approval as presented.

ACTION REQUESTED

Motion to approve Resolution No. PC 2022-808-1 as presented or amended.

ATTACHMENTS

1. Site plan showing placement of proposed Solar Energy System
2. Proposed Resolution No. PC 2022-808-1



Confidential and Trade Secret

© Sun Energy, Inc. 2022

<p>Site Plan</p>	<p>Solar Photovoltaic (PV) System</p>	<p>Drawn By: Jan Hubbard</p>	<p>Sun Energy, Inc. 1599 270th Ave. Mora MN 55051 Contact: Jerry Lillyerd (612-770-4340) Email: jillyerd@gmail.com</p>
<p>30.0kW PV System AC Rating</p>	<p>First Presbyterian Church</p>	<p>Approved by:</p>	
<p>29.295kW (DC) PV System</p>	<p>551 Wood Street S., Mora, MN 55051 Office: (320) 679-1969</p>	<p>Revision A (5-23-2022)</p>	

RESOLUTION NO. PC2022-808-1

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A
SOLAR ENERGY SYSTEM TO BE LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
AS REQUESTED BY FIRST PRESBYTERIAN CHURCH**

WHEREAS, First Presbyterian Church, applicant and property owner, submitted an application dated received July 11, 2022 and considered complete on July 11, 2022 for a Conditional Use Permit allowing a *Solar Energy System* to be located in the R-1 Single Family Residential District; and

WHEREAS, the subject property is located at 551 Wood Street S.; and

WHEREAS, the subject property is legally described as:

PID 22.04895.00
*Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block 3, Fair Addition to the Village of Mora, MN
Section 14 Township 039 Range 024
Kanabec County, Minnesota*

WHEREAS, notice was provided and on August 8, 2022, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code §150.036 Conditional Uses, Subd. E Standards:

- | | |
|-------------------|---|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use. |
| <i>Finding #1</i> | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.</i> |
| Criteria #2 | The use is in keeping with the Comprehensive Plan and the policies thereof. |
| <i>Finding #2</i> | <i>The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.</i> |
| Criteria #3 | The use will not cause undue traffic congestion or hazards. |

- Finding #3* *Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.*
- Criteria #4 The use will be adequately served by public utilities and all other necessary public facilities and services.
- Finding #4* *The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5 The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5* *The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.*
- Criteria #6 The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6* *The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.*
- Criteria #7 The use will not jeopardize the public's health, safety or general welfare.
- Finding #7* *There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The Solar Energy System shall be installed in conformance with the plans and specifications dated received July 11, 2022. Any major deviation, as determined by city staff, shall require further review and approval by the City Council.
2. The property owner is required to enter into an interconnection agreement with Mora Municipal Utilities.
3. The applicant and/or property owner shall coordinate with Mora Municipal Utilities electric utility staff regarding:
 - a. Installation and location of required visible, lockable disconnect and metering equipment and associated labeling.
 - b. Verification of inverter equipment and related protection per submittal.
 - c. Acceptance testing of the installation prior to commercial operation.
 - d. Involvement of electric utility staff during power switchover.
4. A service / meter upgrade may be necessary. The expense of equipment and labor shall be the responsibility of the property owner.
5. The Solar Energy System shall be certified by Underwriters Laboratories, Inc. and comply with the requirements of the International Building Codes and Minnesota State Building Codes.

6. Issuance of a building permit is required prior to installation. The manufacturer's specifications must be submitted with the building permit application.
7. The manufacturer's specifications must be on-site and available to city and utility staff at all times during installation and inspections.
8. If the property owner re-roofs the structure at any time while the solar panels are located on the roof, the color of the new roofing materials must be the same as or similar to the color of the solar panels.
9. This Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording or the Conditional Use Permit shall become null and void.
10. If the Solar Energy System becomes inoperable for 12 successive months, the system shall be deemed abandoned and a public nuisance. The property owner shall remove the abandoned system and all associated equipment at their expense after obtaining a demolition permit. Removal must be completed within 90 days following the 12 month period.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 8th day of August, 2022.

Jake Mathison _____
 Sheldon Shepard _____
 Sara Treiber _____

Lance Strande _____
 (Vacant) _____

 Jake Mathison
 Chair

ATTEST:

 Kirsten Faurie
 Community Development Director



MEMORANDUM

TO: Planning Commission
 FROM: Kirsten Faurie, Community Development Director
 SUBJECT: Public Hearing - Conditional Use Permit to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District
 DATE: August 8, 2022

SUMMARY

The Planning Commission will conduct a public hearing to consider a request for a Conditional Use Permit to allow a Solar Energy System to be located in the R-1 Single Family Residential District.

SITE & APPLICATION INFORMATION

Applicant: Glen Nielson
 Property Owner: Sarah and Trent Terpstra
 Location: 601 McLean St. Mora, MN, 55051
 Current Zoning: R-1 Single Family Residential District
 Adjacent Zoning: North: R-1 Single Family Residential District
 South: R-1 Single Family Residential District
 East: R-1 Single Family Residential District
 West: R-1 Single Family Residential District
 Comp. Plan Designation: Low Density Residential
 Date Application Complete: July 25, 2022
 Public Hearing Conducted: August 8, 2022
 60-Day Review Period: September 23, 2022

DISCUSSION

Glen Nielson of Wolf River Electric, applicant, and Sarah Terpstra, property owner, have applied for a Conditional Use Permit (CUP) to allow a *Solar Energy System* to be located in the R-1 Single Family Residential District. The subject site is located at 601 McLean Street. The proposed project includes the installation of a 13.7 kW ac solar array, including 50 solar panels mounted on the roof of the home and attached garage using flush-mount racking. The photovoltaic modules are proposed to sit approximately six inches above the roof plane.

The Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. As such, the city has developed standards for the reasonable capture and use of solar energy and related systems. The Zoning Code provides general standards for *Solar Energy Systems* and those standards which are applicable to the proposed system include:

Electrical

- An exterior utility disconnect switch shall be installed at the electric meter serving the property.
- Solar energy systems shall be grounded to protect against natural lightning strikes in conformance with the National Electrical Code as adopted by the State of Minnesota.

- No solar energy system shall be interconnected with the local electric utility company until the utility company has reviewed and commented upon it. The interconnection of the solar energy system with the utility company shall adhere to the National Electrical Code as adopted by the State of Minnesota.

Color

- All roof mounted solar energy systems shall use colors that are the same or similar with the color of the roof material of the building on which the system is mounted.

Location – Roof Mounting

- The solar energy system shall comply with the maximum height requirements of the applicable zoning district.
- The solar energy system shall not extend beyond the perimeter of the exterior walls for the building on which it is mounted and must meet the setback requirements for the zoning district.
- The solar energy system shall be located as to minimize glare directed toward an adjoining property or street.

The proposed *Solar Energy System* has been reviewed by city and utility staff as well as the city’s electrical engineer. Staff finds that the proposed system complies with the general standards for roof mounted Solar Energy Systems and no concerns have been identified.

The property owner is required by the Zoning Code and the state to enter into an interconnection agreement with the local electric utility company (MMU) and obtain a building permit prior to installation. The applicant submitted an interconnection application and the city’s electrical engineer has approved the application.

A public hearing notice was published in the July 28 and August 4, 2022 editions of the *Kanabec County Times* on and notices were mailed to all property owners within 350 feet of the subject property. Staff did receive one verbal comments regarding the proposed *Solar Energy System* as of Aug. 4: a resident 604 McLean St. noted they had no concerns regarding the project.

FINDINGS

Zoning Code Section 150.036 (Conditional Uses), Subd. E (Standards) states that, “In considering an application for Conditional Use Permit, the Planning Commission shall make its recommendation upon the finding that the application complies with each of the standards set forth below and, where applicable, any conditional standards for specific uses set forth in the provisions of a specific zoning district.” The city shall not grant a Conditional Use Permit without making certain findings. The criteria required for the granting of Conditional Use Permits are listed below with proposed findings for the Planning Commission’s consideration.

- | | |
|--------------------|--|
| Criteria #1 | The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use. |
| Finding #1 | <i>The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed</i> |

use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.

- Criteria #2 The use is in keeping with the Comprehensive Plan and the policies thereof.
Finding #2 *The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.*
- Criteria #3 The use will not cause undue traffic congestion or hazards.
Finding #3 *Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.*
- Criteria #4 The use will be adequately served by public utilities and all other necessary public facilities and services.
Finding #4 *The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5 The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
Finding #5 *The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.*
- Criteria #6 The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
Finding #6 *The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.*
- Criteria #7 The use will not jeopardize the public's health, safety or general welfare.
Finding #7 *There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

OPTIONS

1. Recommend approval of the Conditional Use Permit with conditions as presented or amended.
2. Recommend denial of the Conditional Use Permit, providing specific reasons for the recommendation of denial for the written record.
3. Make no recommendation at this time, deciding to either continue the public hearing for additional public comment or table the request for further consideration.

STAFF RECOMMENDATION

Staff recommends approval as presented.

ACTION REQUESTED

Motion to approve Resolution No. PC 2022-808-2 as presented or amended.

ATTACHMENTS

1. Site plan showing placement of proposed Solar Energy System
2. Proposed Resolution No. PC 2022-808-2



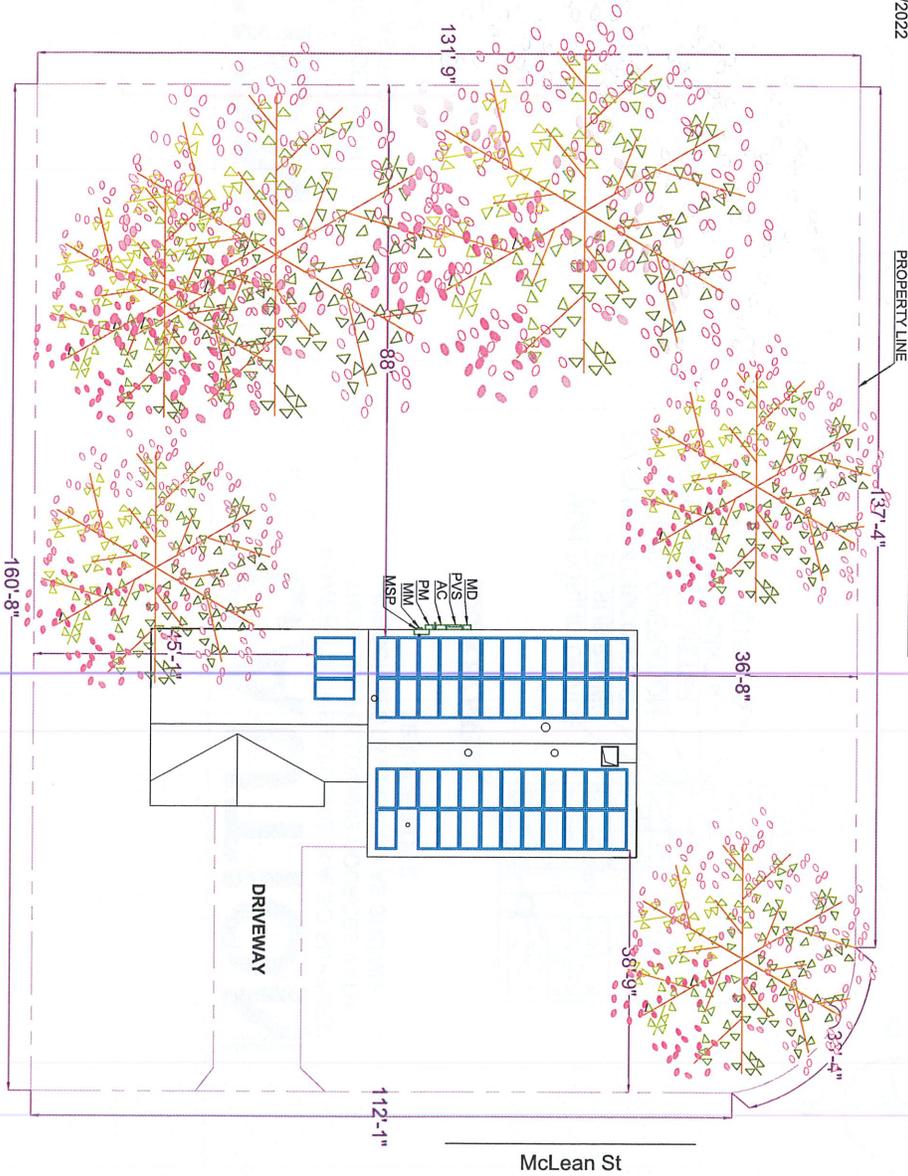
SCALE: 1/16" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *[Signature]*
 NAME: MANOUCHEHR HAKHMANESHI
 LICENSE NUMBER: 56881
 DATE: _____

Date Certified and Signed: 09/13/2022

ENGINEERING
 Engineering, Inc.
 303 N Glenoaks Blvd
 Burbank, CA 91502
 (747) 333 - 5991
new@engineerinc.io



PROPERTY LINE

Fair Ave

McLean St

LEGEND

MSP..... Main Service Panel
 MM..... Main Meter
 AC..... AC Disconnect
 PVS..... PV Sub Panel
 MD..... Monitoring Device
 PM..... Performance Meter

CONTRACTOR
WOLFRIVER
 ELECTRIC

Wolf River Electric
 Address: 101 Isanti Parkway
 NE, Isanti, MN 55040
 Phone number: (763) 229-6662
 E-mail: central@wolfriverelectric.com

PROPERTY PLAN

ENGINEERING

Drawn by: New@engineerinc.io
 Date: 09/14/2022

Project Name: Stan's 1 Repairs
 Property Address: 601 McLean St
 Mora, MN 55051

Project: PV SYSTEM
 Scale: AS INDICATED

PV 4.0

Mora Municipal Utilities
 Note: 24/ 7 Unescorted keyless access is to be provided for ALL UTILITY EQUIPMENT

RESOLUTION NO. PC2022-808-2

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT ALLOWING A
SOLAR ENERGY SYSTEM TO BE LOCATED IN THE R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
AS REQUESTED BY GLEN NIELSON, WOLF RIVER ELECTRIC**

WHEREAS, Glen Nielson of Wolf River Electric, applicant, and property owner, Sarah Terpstra, submitted an application dated received July 1, 2022 and considered complete on July 25, 2022 for a Conditional Use Permit allowing a *Solar Energy System* to be located in the R-1 Single Family Residential District; and

WHEREAS, the subject property is located at 601 McLean St., and

WHEREAS, the subject property is legally described as:

PID 22.05530.00

*Lots 1 and 2, Block 7, Holmstrom's First Addition to the Village of Mora
Section 14 Township 039 Range 024
Kanabec County, Minnesota*

WHEREAS, notice was provided and on August 8, 2022, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission has made the following findings as required by Zoning Code §150.036 Conditional Uses, Subd. E Standards:

Criteria #1 The use is consistent with the purposes and intent of the Zoning Code and the purposes and intent of the zoning district in which the applicant intends to locate the proposed use.

Finding #1 The Zoning Code identifies the proposed use of Solar Energy System as a Conditional Use within the R-1 Single Family Residential District and the proposed use complies with all district regulations. Further, the Zoning Code encourages the use of renewable energy systems, including solar energy systems, which have a positive impact on energy conservation with limited adverse impact on nearby properties. Therefore, the proposed use is consistent with the intent of the Zoning Code and R-1 Single Family Residential District.

Criteria #2 The use is in keeping with the Comprehensive Plan and the policies thereof.

Finding #2 The city's current Comprehensive Plan, adopted in 2021, does not address the use of Solar Energy Systems. However, the proposed use aligns with the Comprehensive Plan goals to: improve and protect the physical environment of the community as a setting for human activities, making it more attractive, healthful and efficient; and maintain a high level of public services in an efficient manner that minimizes the tax burden on Mora's residents, businesses and industries.

Criteria #3 The use will not cause undue traffic congestion or hazards.

- Finding #3* *Given that the proposed Solar Energy System is a flush-mount system located on a structure roof, the proposed use will have no impact on traffic and will not cause undue traffic congestion in the general area.*
- Criteria #4 The use will be adequately served by public utilities and all other necessary public facilities and services.
- Finding #4* *The property is currently served by municipal water, sewer, and electric service; and, the property is adequately served by all other public services, including public streets and emergency services.*
- Criteria #5 The structure and the site shall have an appearance that will not have an adverse effect upon adjacent properties.
- Finding #5* *The proposed Solar Energy System is a flush-mount system located on a structure roof with little to no visibility from adjacent properties. There is no evidence to suggest that the appearance will have an adverse effect upon adjacent properties.*
- Criteria #6 The use will be sufficiently compatible by distance or screened from adjacent residentially zoned or used land so that existing homes will not be depreciated in value and there will be no deterrence to development of vacant land.
- Finding #6* *The proposed use will have little to no visibility from adjacent residential properties. The city believes that the proposed use is compatible by virtue of its roof-top location.*
- Criteria #7 The use will not jeopardize the public's health, safety or general welfare.
- Finding #7* *There is no evidence to suggest that the proposed use will jeopardize the public's health, safety or general welfare.*

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of the Conditional Use Permit with the following conditions:

1. The Solar Energy System shall be installed in conformance with the plans and specifications dated received July 1, 2022. Any major deviation, as determined by city staff, shall require further review and approval by the City Council.
2. The property owner is required to enter into an interconnection agreement with Mora Municipal Utilities.
3. The applicant and/or property owner shall coordinate with Mora Municipal Utilities electric utility staff regarding:
 - a. Installation and location of required visible, lockable disconnect and metering equipment and associated labeling.
 - b. Verification of inverter equipment and related protection per submittal.
 - c. Acceptance testing of the installation prior to commercial operation.
 - d. Involvement of electric utility staff during power switchover.
4. A service / meter upgrade may be necessary. The expense of equipment and labor shall be the responsibility of the property owner.
5. The Solar Energy System shall be certified by Underwriters Laboratories, Inc. and comply with the requirements of the International Building Codes and Minnesota State Building Codes.

6. Issuance of a building permit is required prior to installation. The manufacturer's specifications must be submitted with the building permit application.
7. The manufacturer's specifications must be on-site and available to city and utility staff at all times during installation and inspections.
8. If the property owner re-roofs the structure at any time while the solar panels are located on the roof, the color of the new roofing materials must be the same as or similar to the color of the solar panels.
9. This Conditional Use Permit shall be utilized and all conditions shall be met within one year of recording or the Conditional Use Permit shall become null and void.
10. If the Solar Energy System becomes inoperable for 12 successive months, the system shall be deemed abandoned and a public nuisance. The property owner shall remove the abandoned system and all associated equipment at their expense after obtaining a demolition permit. Removal must be completed within 90 days following the 12 month period.

Adopted by the Planning Commission of the City of Mora, Minnesota, this 8th day of August, 2022.

Jake Mathison _____
 Sheldon Shepard _____
 Sara Treiber _____

Lance Strande _____
 (Vacant) _____

 Jake Mathison
 Chair

ATTEST:

 Kirsten Faurie
 Community Development Director